

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, APRIL 24, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, April 24, 2023 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Dave Ringler, Jeff Entsminger, Scott Heaton and Erin Dixson

MEMBERS ABSENT: Commissioners Kyle Lejonvarn and Jonathan Fisher

OTHERS PRESENT: Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Ringler, seconded by Entsminger, to approve the minutes of the March 13, 2023 Planning Commission meeting as written. All present in favor, motion carried.

NEW BUSINESS:

Andrew Buddensiek of ANB Auto LLC requesting a Certificate of Occupancy to operate a used car dealership at 15903 Lincoln Street NE

Andrew Buddensiek of ANB Auto LLC was present. Mr. Buddensiek stated he chose this location because he can display 8-10 cars inside of the building in addition to having up to seven cars displayed outside. Mr. Buddensiek stated he wants to have an indoor showroom to prevent theft and to keep the vehicles out of the elements. Mr. Buddensiek stated traffic generated by the business will be minimal as business will be conducted primarily by appointment. Mr. Buddensiek stated he will be updating the ventilation system to be code compliant, striping the parking lot and putting up a sign. Commissioner Heaton completed the inspection; a copy which is on file. Commissioner Heaton stated the building is located in an industrial park and the location is a good fit for what Mr. Buddensiek wants to use it for. Commissioner Heaton stated there is large, open areas for displaying cars; the parking lot needs to be striped and marked for handicap parking but is in good condition overall. Commissioner Heaton stated the ventilation system will need to be updated to comply with the 2020 Minnesota Mechanical Code. Chair Pogalz stated Building Official Mark Jones recommended approval of the Certificate of

Occupancy with conditions. **Motion by Heaton, seconded by Entsminger, to recommend approval of Andy Buddensiek's request for a Certificate of Occupancy to operate a used car dealership at 15903 Lincoln Street NE per the business and site plans provided subject to installing a ventilation system compliant with the 2020 Minnesota Mechanical Code, meeting the 2020 Minnesota State Fire Code for indoor storage of vehicles, striping the parking lot, adding an assessible parking space and meeting all City, State and County requirements. All present in favor, motion carried. *This application will be placed on the City Council's Monday, May 1, 2023 agenda.***

COMMISSION BUSINESS:

City Council Update

Commissioner Entsminger informed the Commissioners that the City Council concurred with the recommendation to approve the site plan for the expansion project in Flamingo Terrace manufactured home park. There will not be a Commissioner present at the May 1, 2023 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Dixson, to adjourn the Planning Commission meeting at 6:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk